

R-10-55

RESOLUTION NO. _____

A RESOLUTION CERTIFYING THE AMOUNT OF A CLEAN UP LIEN TO BE FILED WITH THE PULASKI COUNTY TAX COLLECTOR AGAINST CERTAIN REAL PROPERTY LOCATED AT 2105 MOSS STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, certain property located at 2105 Moss Street in the City of North Little Rock, Arkansas was declared to be a public nuisance, and the property was condemned on July 27, 2009 (see *Resolution No. 7503* attached hereto as Exhibit "A"); and

WHEREAS, Ark. Code Ann. § 14-54-903 provides that if the owner(s) or lien holder(s) of any lot or structure, after having been given seven (7) days' notice in writing to do so, refuses to remove, abate or eliminate any nuisance property, the City of North Little Rock is authorized to do whatever is necessary to correct the conditions and charge the cost thereof to the owner(s) of the real property; and

WHEREAS, according to the Pulaski County Assessor's Office, Parcel # 33N2460001300 described as 2105 Moss Street, North Little Rock, Arkansas, is owned by Eola Melancon who, after receiving notice from the City regarding the conditions of the property, has failed to abate the conditions; and

WHEREAS, pursuant to Ark. Code Ann. §§ 14-54-901, *et seq.* and Act 854 of 2007, the City of North Little Rock is authorized to abate the nuisance conditions, establish a lien for the costs associated therewith, and collect the same in order to protect the health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That upon a hearing of the facts, the City Council hereby declares that proper notice was given to the owner and lien holder(s) of the subject property to remove, abate or eliminate the public nuisance conditions on the subject property located at 2105 Moss Street; more specifically described as:

Lot 3, Block 2, Missouri Pacific Subdivision in the City of North Little Rock, Pulaski County, Arkansas. (Parcel #33N2460001300)

SECTION 2: That the City Council further declares that the owner and lien holder(s) of the subject property failed to remove, abate or eliminate the public nuisance conditions at the property after it was condemned pursuant to Resolution No. 7503 in the time allowed by law, and that the City then abated the public nuisance conditions at a cost of no less than \$2,137.65. (See *Affidavit* attached hereto as Exhibit "B".)

SECTION 3: That the City Council further declares that proper notice was given to the owner and lien holder(s) of the subject property that a public hearing would be held on April 26, 2010 (see *Proof of Publication* attached hereto as Exhibit "C") to determine the proper amount, if any, that should be filed as a clean up lien pursuant to Act 854 of 2007.

SECTION 4: That the City Council further declares that upon presentation of facts at a public hearing, the City is entitled to a priority clean up lien in the amount of **\$2,162.65** (costs of abatement plus an additional \$25.00 filing fee for the subject lien certification) against the subject property. This lien, as provided for in Arkansas Code Ann. § 14-54-903, may be enforced and collected at any time within ten (10) years after the lien has been filed in either one of the following manners as provided for in Ark. Code Ann. § 14-54-904:

- (1) By an action for foreclosure in the circuit court; or
- (2) The amount so determined at this public hearing, plus ten percent (10%) penalty for collection, to be certified to the Pulaski County Tax Collector to be placed on the tax books as delinquent taxes and collected accordingly.

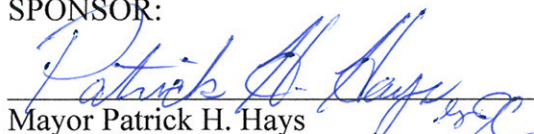
SECTION 5: That if the owner or lien holder(s) fail to pay the amount of the herein certified clean-up lien in the time allowed by law, the City Attorney is hereby directed to pursue any and all proper legal actions for collection of the amount of said lien plus all applicable costs.

SECTION 6: That the provisions of this Resolution are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 7: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

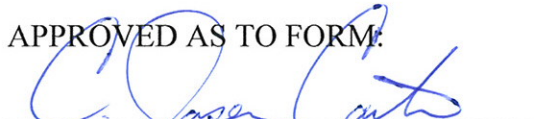
APPROVED:

SPONSOR:

Mayor Patrick H. Hays

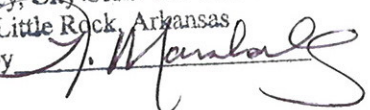
Mayor Patrick H. Hays

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/DATE

FILED 11.76 A.M. P.M.
BY Becky - City Atty. Ofc.
4-20-10
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by 

R-09-120

200 54341 Received: 3/7/2009 12:39:28 PM
Rec. Filed: 08/07/2009 12:42:41 PM Filed &
Recorded in Official Records of PAT O'BRIEN,
PULASKI COUNTY CIRCUIT/COUNTY CLERK
Fees \$20.00

RESOLUTION NO. 7503

Case 12-02-6804

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 2105 MOSS STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the buildings and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, not fit for human habitation and detrimental to the public welfare of North Little Rock citizens and residents; and

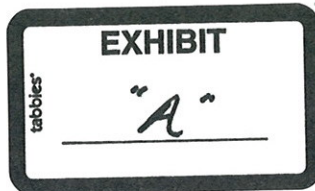
WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of North Little Rock, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures are without proper sanitary facilities and as such are unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of North Little Rock, and they should be moved or razed for the purpose of eliminating such hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City Council hereby declares the buildings, houses and other structures located at the property identified in Section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

SECTION 2: That the owner of record of the following described property is hereby directed to raze the same or otherwise abate the said nuisance within thirty (30) days after the posting of a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

Lot 3, Block 2, Missouri Pacific Subdivision in the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 33N2460001300, located at 2105 Moss Street and owned by Eola Melancon.



SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the structures constituting the nuisance, or the nuisance otherwise abated, the structures shall be torn down and/or removed by the Director of Community Planning or his duly designated representative. Each day after the aforesaid thirty (30) days in which said nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of \$50.00 for each such separate and distinct offense.

SECTION 4: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

7-27-09

APPROVED:

Mayor Patrick H. Hays

SPONSOR:

Patrick H. Hays
Mayor Patrick H. Hays

ATTEST:

Diane Whitbey
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

STATE OF ARKANSAS }
COUNTY OF PULASKI } ss

I, Diane Whitbey, City Clerk and Collector
for the City of North Little Rock, Arkansas, do hereby
certify that the foregoing instrument is a true and correct
copy of the original 7503 Book No. 30
filed in this office on the 27 day of July,
2009.

IN TESTIMONY WHEREOF, I have hereunto set my
hand and affixed the seal of this office this 31 day of
July, 2009.

Diane Whitbey, City Clerk & Collector

By: Bobbie Dudley

FILED 11:50 A.M. P.M.

BY Bill Brown Asst Atty.

DATE 7-21-09
Diane Whitbey, City Clerk and Collector

North Little Rock, Arkansas
RECEIVED by Bobbie Dudley

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Parcel # 33N-246-00-013-00

AFFIDAVIT OF STATUTORY LIEN

Comes the City of North Little Rock, Arkansas by and through Tom Wadley, who states on oath that:

My name is Tom Wadley, I am the Director of Code Enforcement for the City of North Little Rock, Arkansas ("the City"), and as such I am authorized to make this affidavit.

Acting pursuant to Ark. Code Ann. § 14-56-203, the North Little Rock City Council, on September 28th, 2009 resolution # 7503 condemning a structure or structures located on the following described real property located in the City of North Little Rock, Pulaski County, Arkansas:

LEGAL DESCRIPTION AND ADDRESS OF PROPERTY

**2105 Moss St. North Little Rock, Arkansas
Block 002 Lot 003 Missouri Pacific Subdivision of the
City of North Little Rock, AR 72114**

After notice of the above mentioned condemnation was given to the owner's and /or heirs Eola Melancon and due to the Owner's and/or heirs failure to raze or remove the structure(s), the City removed said structure(s) incurring a cost of \$2,137.65. An itemized account of this indebtedness is as follows:

<u>DATE</u>	<u>TYPE OF WORK</u>	<u>RESOLUTION #</u>	<u>COST</u>
02/02/09	Abstract		\$ 25.00
	Grass Cut / Weed Control		\$
	Postage		\$ 27.65
10/07/09	Newspaper Ad		\$ 50.00
08/07/09	Filing Fee		\$ 40.00
11/06/09	Asbestos Survey		\$ 195.00
	Asbestos Removal		\$
09/29/09	Demolition		\$ 1800.00

The City has made demand for payment and gave the debtor notice of the City's intent to file this lien and the debtor has failed to make payment. No part of the debt has been paid and the City of North Little Rock claims a lien on this real property, pursuant to Ark. Code Ann. § 14-54-903(b), in the amount of \$2,137.65 to secure this indebtedness.

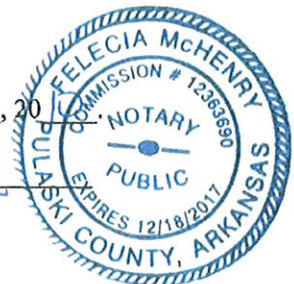
WITNESS my hand this 23 day of March, 2010.

CITY OF NORTH LITTLE ROCK

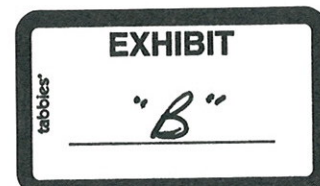
Tom Wadley
Tom Wadley
Director of Code Enforcement

SUBSCRIBED AND SWORN to before me this 23rd day of March, 2010.

Felecia McHenry
NOTARY PUBLIC



My Commission Expires: 6/18/2017





General Notice

LEGAL NOTICE OF CLEAN-UP LIEN

Date: March 31, 2010

To: The hereinafter named owners and mortgage holders of record and all others who claim an interest in the hereinafter described properties:

1012 North I St.,
Walnut Grove Baptist Church (Trustee Board)
Lot 1, Block 19, Dixie Addition,
Parcel 23N0460001500
North Little Rock, AR
Lien Amount \$ 4,285.60

2105 Moss St.,
Eola Melancon
Lot 3, Block 2, Missouri Pacific Sub
Parcel 33N2460001300
City of North Little Rock, AR
Lien Amount \$2,162.65

1508 East 2nd St
Andrew Beavers
Lot 3, Block 29, East Argenta Annex
Parcel 33N3150004500
City of North Little Rock, AR
Lien Amount \$720.68

1513 East 2nd St
Woodrow Beavers
Lot 9, Block 29, East Argenta Annex Addition
Parcel 33N3150006300
City of North Little Rock, AR
Lien Amount \$ 3,343.23

Notice is hereby given that a Public Hearing will be held to certify the amount of a Clean Up Lien pursuant to Ark. Code Ann 14-54-903 against the owners of / and the above described land due to the owners failure to abate a Public Nuisance at said land. The Public Hearing will be heard before the North Little Rock City Council at the April 26th , 2010 meeting at 7:00 p.m. held at (City Hall 300 Main Street North Little Rock.) The owners have the right the contest at the amount of the Clean-up Lien.

William M. Brown
Asst. City Attorney
DR1T-4/2/10

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